

COUNCIL  
AGENDA

Oct 19, 1977

THE COUNCIL OF  
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

SPECIAL MEETING

WEDNESDAY, OCTOBER 19, 1977, 10:00 A.M.

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1. CORRESPONDENCE - INFORMATION ITEMS

I-1 - FILE 113-77 - SANITARY LANDFILL SITE

Letter dated October 17, 1977, from The Regional Municipality of Peel requesting a further amendment to Clause 9 of the agreement between the City of Mississauga and the Regional Municipality of Peel with respect to the Central Britannia Road Sanitary Landfill Site. To be received. By-law Available.

2. MOTIONS

- (a) To make application to the Ontario Municipal Board for approval of City of Mississauga Restricted Area By-law 421-77.

3. BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

4. ADJOURNMENT

Verbal motion.

I-1

The Regional Municipality of Peel

October 17, 1977.

Mr. T. L. Julian,  
Clerk,  
City of Mississauga,  
1 City Centre Drive,  
Mississauga, Ontario.

RECEIVED
REGISTRY NO. 9998
DATE OCT 17 1977
FILE NO. 113-77
CLERK'S DEPARTMENT

Dear Sir:

Subject: Agreement between the City of Mississauga  
and the Regional Municipality of Peel regarding  
the Central Britannia Road Sanitary Landfill Site,  
Our Reference CAO-62-77

At its meeting of October 13, 1977, Regional Council had placed before it an agreement between the Regional Municipality of Peel and the City of Mississauga regarding the Central Britannia Road Sanitary Landfill Site. By Resolution 77-340-24, quoted below, Council authorized the execution of the agreement subject to Clause 9 being amended:

"That Regional Council reaffirm its position on the Central Britannia Road Sanitary Landfill Site as outlined in the undertaking authorized by Council Resolution 77-319-38;

And further, that the Chairman and the Clerk be authorized to execute the agreement dated the 11th day of October, 1977, which has been executed by the City of Mississauga, and the necessary by-law be authorized, subject to Clause 9 being amended to read:

"That the Region agrees to reconstruct, in 1978, Britannia Road to four lanes and to pave two lanes from Highway 10 to Second Line West, and to include in the 1978 Capital Works Programme Budget, the reconstruction, and the paving to two lanes of Britannia Road from Second Line West to the Credit River not including reconstruction of the bridge over the Credit River subject to the Region obtaining subsidy for the portion of Britannia Road from 1000 feet west of Second Line West to the Credit River Bridge."

contd. - 2 -

✓ TO BE RECEIVED  
BY-LAW AVAILABLE

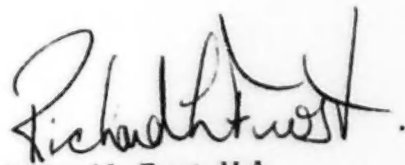
L-1(A)

- 2 -

Region of Peel

And further, that the City of Mississauga be urged to reconsider their position with respect to Clause 9 and accept the wording of the Region so that an agreement which has been executed by both parties may be submitted to the Ontario Municipal Board on October 25th, 1977."

Please find four executed copies of the above mentioned agreement as amended enclosed herewith. On behalf of Regional Council I would ask for Mississauga Council's favourable consideration of the Region's request.



Richard L. Frost, M.A.,  
Regional Clerk.

.....LEB.../lr  
LEB

encl

cc: Basil Clark, Solicitor - City of Mississauga  
L. W. Stewart, Regional Solicitor  
W. J. Anderson, Commissioner of Public Works

THIS AGREEMENT made this 11th day of October, 1977.

BETWEEN:

THE CORPORATION OF THE CITY OF MISSISSAUGA

(hereinafter called the "City")

OF THE FIRST PART

- and -

THE REGIONAL MUNICIPALITY OF PEEL

(hereinafter called the "Region")

OF THE SECOND PART.

WHEREAS the City and the Region are anxious to provide a landfill site for the Region and, in an effort to arrange for the orderly development of such a site, have entered into this Agreement;

AND WHEREAS the Region, on April 6th, 1977, submitted to the City an application to amend its Official Plan from Agricultural to Park and Open Space and to amend the zoning from A to O3-Special Section to permit the interim use of Parts 1 and 2, Plan 43R-4315 for a sanitary landfill site with the ultimate use of the lands being for open space and recreational purposes;

AND WHEREAS the City of Mississauga Planning Committee considered such application of August 16th, 1977, and gave regular notice of and held a public meeting of the matter on September 6th, 1977, and recommended approval with certain conditions;

AND WHEREAS the Ontario Municipal Board will consider the application for the amendment of the Official Plan and the Zoning By-law on October 25th, 1977;

AND WHEREAS after public hearings, the Environmental Assessment Board recommended approval of the Site Area as described in paragraph 7 of this preamble for sanitary landfilling;

AND WHEREAS the Ministry of the Environment of the Province of Ontario has issued Provisional Certificate of Approval No. A220112 for a Waste Disposal Site;

AND WHEREAS Part 1 of Plan 43R-4315 aforementioned is the "Kri" property, being the Northeast quarter of Lot 4, and the Southeast quarter of Lot 5, Concession 3, W.H.S., comprising 106.669 acres (Instrument No. 186818 REM.) and Part 2 of Plan 43R-4315 aforementioned is the "Alliance Developments" property, being the Southeast quarter of Lot 4, and the Northeast quarter of Lot 3, Concession 3, W.H.S. comprising 98.728 acres (Instrument No. 129326 V.S.) said properties being the proposed Site Area (hereinafter in this Agreement referred to as the "Site Area") totalling 205.397 acres, or 86.96 hectares, having a total frontage on Second Line West of 4,006.51 feet and a depth of approximately 2250 feet;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants contained herein, the City and the Region hereby covenant and agree as follows:

1. That the seven paragraphs contained in the preamble of this Agreement are part of this Agreement and are to be used in any interpretation hereof and as further explanation.
  - (a) The City agrees to request the Ontario Municipal Board to order the passage of the required Official Plan Amendment and Restricted Area by-laws to permit the establishment of, and the interim operation of, the sanitary landfill site.
  - (b) The City will take such other action and do such other things as may be required to enable the Region to establish and operate the sanitary landfill site on the Site Area.
  - (c) The City hereby specifically approves the establishment and interim operation by the Region of a sanitary landfill site on the Site Area for the reception of solid waste, provided however that this paragraph shall not be construed as a limitation of the right of the Region to apply to the Ministry of Environment for such further and other approvals as it may deem requisite.
3. The Region
  - (a) agrees to the said proposed Official Plan Amendment and Restricted Area by-laws, as attached hereto,
  - (b) agrees that the area to be used for actual sanitary landfill on the Site Area will be restricted to a maximum of 200 acres as presented to the Environmental Assessment Board with substantial non-filled areas being utilized as buffer zones, setbacks and berms.

3. (c) Agrees that it will restrict the sanitary landfill operation to elevations not to exceed the contours shown on Proctor and Redfern Limited Drawing No. B75420-4, dated January, 1977 (as contained in the "Design Report for Central Britannia Road Landfill Site (Site 4)", which has been submitted to the Environmental Assessment Board and the City of Mississauga) with a view to limiting the landfilling operation to a maximum of twelve (12) years.
- (d) Agrees to continue its present policy to prohibit the dumping on the Site Area of any waste originating outside the Region unless that policy is changed by mutual agreement between the parties hereto.
4. The Region agrees to control the impact of the sanitary landfill operations on the Site Area in accordance with the measures outlined in Appendix 1 hereto.
5. The Region agrees to stage the sanitary landfill operations in a series of eight (8) or more cells, and will to all possible extent rehabilitation each cell in sequence, and will forthwith upon ceasing to use the Site Area as a landfill site, rehabilitate the total site for recreational and public use purposes.
6. The Region will satisfy all agencies concerned with the development of the said lands, such as the Ministry of the Environment, the Ministry of Transportation and Communications, and the Credit Valley Conservation Authority.
7. The Region will co-operate further with the City of Mississauga to satisfy all environmental, planning, and engineering requirements of the Site Area.
8. The Region will upgrade Second Line West from Eglinton Avenue to Britannia Road.
9. The Region agrees to reconstruct, in 1978, Britannia Road to four lanes and to pave two lanes from Highway 10 to Second Line West, and to include in the 1978 Capital Works Programme Budget, the reconstruction, and the paving to two lanes of Britannia Road from Second Line West to the Credit River not including reconstruction of the bridge over the Credit River subject to the Region obtaining subsidy for the portion of Britannia Road from 1000 feet west of Second Line West to the Credit River Bridge.



10. That the Region will seek and designate areas suitable for landfill sites in the City of Brampton and the Town of Caledon, and will continue to investigate and analyze such areas in order to try to ensure that each of the area municipalities in the Region of Peel shall in the long term provide a share of the total land requirements for landfill sites, commensurate with the exigencies of economics, environmental considerations, and general impact on the area municipalities.
11. The parties hereto agree that this Agreement will be submitted to the Ontario Municipal Board on October 25, 1977, or on any other date thereafter as shall be required, as part of an application to amend the Official Plan and the Restricted Area By-law of the City of Mississauga to permit the Site Area to be used for the purpose of sanitary landfill operations.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals.

SIGNED, SEALED & DELIVERED  
in the presence of

THE CORPORATION OF THE CITY OF  
MISSISSAUGA

MAYOR

CLERK

THE REGIONAL MUNICIPALITY OF PEEL

AUTHORIZATION BY-LAW  
NUMBER 178-77  
PASSED BY THE REGIONAL  
COUNCIL ON THE 13<sup>th</sup>  
DAY OF OCTOBER 1977

ACTING CHAIRMAN

CLERK



#### APPENDIX 1

##### ENVIRONMENTAL REQUIREMENTS

**Mud Tracking** - The tracking of mud from the site on truck tires will be prevented by the provision of adequate lengths of suitably treated roads on the site.

**Dust** - Dust control on the site will be achieved by the appropriate surface treatment of the roads and by the use of water trucks on untreated surfaces.

**Rodents and Birds** - The occurrence of rodents and birds will be controlled by a pre-organized program of pest control undertaken by licenced pest control experts in accordance with sound ecological principles. Daily covering of the solid waste will further reduce the likelihood of this problem.

**Litter** - Litter and blowing paper will be controlled by the use of portable fencing in close proximity to the actual landfill operation.

**Site Screening** - Berms of suitable height will be constructed around the site to enhance existing screening, and to present a pleasing landscaped view to people passing by.

**Fences** - Access to the site will be controlled by the erection of fences around the property.

**Groundwater** - Since the soils are of low permeability and since the design and operation of the site provides for a 100-200 foot buffer areas plus a leachate control and monitoring program, the impact on the groundwater will be contained within the site boundaries. Should the groundwater rise into the fill, there are contingency plans to control and prevent the creation of springs.

**Gas Migration** - Gases, where produced in the landfill, will primarily travel upwards and any horizontal migration will be inhibited by the low permeability of the soil and will be contained within the site.

**Buffers** - To buffer the site and to reduce the impact of off site movement of pollutants, buffer zones of 100 feet plus will be left unexcavated.

**Entrance and Scales** - Entrance to the site will be controlled and the amount of waste will be measured.

**Noise** - Noise on site will be minimal and the screening noted above will further reduce its impact. Some additional noise will be created by the truck traffic along Second Line West but the traffic volume is not large enough to constitute a serious nuisance.

**Surface Drainage** - There is one intermittent stream on the site, a tributary of Carolyn Creek. Otherwise the site is in a basin with no drainage rising off the site and flowing into the site. Future drainage will be to a detention pond for the removal of silt, before emptying into the Carolyn Creek drainage system.

Notwithstanding the general statements noted above, the Ministry of the Environment may include other and/or more specific conditions should it deem such appropriate.